

**SNAPSHOT of HOME Program Performance--As of 06/30/11**  
**Local Participating Jurisdictions with Rental Production Activities**



Participating Jurisdiction (PJ): **Waukesha County Consortium**

State: **WI**

PJ's Total HOME Allocation Received: **\$17,312,048**

PJ's Size Grouping\*: **B**

PJ Since (FY): **1998**

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	B	Overall
Program Progress:				PJs in State:	11		
% of Funds Committed	92.88 %	94.14 %	7	92.63 %	46	47	
% of Funds Disbursed	91.77 %	91.24 %	4	86.67 %	79	79	
Leveraging Ratio for Rental Activities	3.62	3.62	6	5.03	37	41	
% of Completed Rental Disbursements to All Rental Commitments***	77.58 %	98.59 %	10	88.14 %	12	11	
% of Completed CHDO Disbursements to All CHDO Reservations***	61.51 %	80.71 %	9	76.19 %	20	20	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	70.49 %	76.39 %	9	81.48 %	15	17	
% of 0-30% AMI Renters to All Renters***	50.82 %	50.65 %	5	45.62 %	60	58	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	96.72 %	87.26 %	3	96.17 %	33	34	
Overall Ranking:				In State:	7 / 11	Nationally:	29 35
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$31,256	\$15,174		\$28,750	61 Units	3.10 %	
Homebuyer Unit	\$5,812	\$14,270		\$15,714	1,331 Units	68.40 %	
Homeowner-Rehab Unit	\$6,956	\$16,158		\$21,140	487 Units	25.00 %	
TBRA Unit	\$869	\$2,761		\$3,230	67 Units	3.40 %	

\* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (59 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (216 PJs)

C = PJ's Annual Allocation is less than \$1 million (287 PJs)

\*\* - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

\*\*\*- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

## Program and Beneficiary Characteristics for Completed Units

**Participating Jurisdiction (PJ):** Waukesha County Consortium WI

**Total Development Costs:**  
(average reported cost per unit in  
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
<b>PJ:</b>	\$80,922	\$110,720	\$10,675
<b>State:*</b>	\$69,654	\$77,033	\$18,074
<b>National:**</b>	\$103,194	\$78,960	\$24,147

**CHDO Operating Expenses:**  
(% of allocation)

**PJ:** 3.7 %  
**National Avg:** 1.2 %

**R.S. Means Cost Index:** 1.04

	Rental %	Homebuyer %	Homeowner %	TBRA %		Rental %	Homebuyer %	Homeowner %	TBRA %
<b>RACE:</b>					<b>HOUSEHOLD TYPE:</b>				
White:	88.1	88.8	96.5	78.6	Single/Non-Elderly:	52.5	38.7	16.8	42.9
Black/African American:	6.8	0.4	0.0	10.7	Elderly:	32.2	0.4	20.7	7.1
Asian:	0.0	0.3	0.2	0.0	Related/Single Parent:	11.9	21.1	19.7	32.1
American Indian/Alaska Native:	0.0	0.3	0.2	0.0	Related/Two Parent:	1.7	33.0	35.5	14.3
Native Hawaiian/Pacific Islander:	0.0	0.1	0.2	0.0	Other:	1.7	6.7	7.2	3.6
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0					
Asian and White:	0.0	0.2	0.2	0.0					
Black/African American and White:	0.0	0.0	0.0	0.0					
American Indian/Alaska Native and Black:	0.0	0.1	0.0	0.0					
Other Multi Racial:	0.0	0.5	0.0	0.0					
Asian/Pacific Islander:	0.0	0.2	0.0	0.0					
<b>ETHNICITY:</b>									
Hispanic	5.1	9.1	2.7	10.7					
<b>HOUSEHOLD SIZE:</b>					<b>SUPPLEMENTAL RENTAL ASSISTANCE:</b>				
1 Person:	66.1	37.3	31.4	32.1	Section 8:	22.0	0.2 <sup>#</sup>		
2 Persons:	16.9	18.4	16.8	21.4	HOME TBRA:	0.0			
3 Persons:	11.9	18.4	14.6	17.9	Other:	13.6			
4 Persons:	3.4	13.8	19.5	25.0	No Assistance:	64.4			
5 Persons:	1.7	7.7	10.9	0.0					
6 Persons:	0.0	2.7	3.9	0.0					
7 Persons:	0.0	0.8	2.1	3.6					
8 or more Persons:	0.0	0.8	0.8	0.0					
					<b># of Section 504 Compliant Units / Completed Units Since 2001</b>				21

\* The State average includes all local and the State PJs within that state

\*\* The National average includes all local and State PJs, and Insular Areas

# Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —  
**SNAPSHOT WORKSHEET - RED FLAG INDICATORS**  
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Waukesha County Consortium

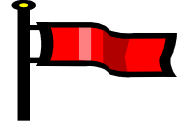
State: WI

Group Rank: 29  
 (Percentile)

State Rank: 7 / 11 PJs

Overall Rank: 35  
 (Percentile)

Summary: 1 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 85.50%	77.58	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 60.40%	61.51	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	70.49	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 92.15%	96.72	
"ALLOCATION-YEARS" NOT DISBURSED***		> 2.980	0.96	

\* This Threshold indicates approximately the lowest 20% of the PJs

\*\* This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

\*\*\* Total of undisbursed HOME and ADDI funds through FY 2005 / FY2006 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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